



Kennedy & Co.

2 Cedar Gardens, Sandy

SG19 1EY

EPC: D * No Upward Chain! *

£595,000

- Substantial Five Double Bedroom Detached Home
- Entrance Hall With Re-Fitted Cloakroom
- Generous 21ft Lounge
- Separate 14ft Dining Room
- Generous 13ft x 12ft uPVC Double Glazed Conservatory
- 14ft Re-Fitted Modern Kitchen With Matching Utility Room
- Re-Fitted En-Suite To Master & Re-Fitted Family Bathroom
- Mono-Block Driveway Providing Off Road Parking For 2 Cars



A very rare opportunity to purchase this hugely spacious substantial five double bedroom family home, boasting no upward chain, very generous accommodation and a double garage plus garden room with adjoining sauna, situated in an enviable position in a highly sought after quiet cul-de-sac location within easy walking distance of the town centre and train station.

This fine home briefly boasts a spacious entrance hall with re-fitted cloakroom, generous 21ft lounge, separate 14ft dining room, excellent 13ft x 12ft uPVC double glazed conservatory, re-fitted modern 14ft kitchen with separate matching utility room, re-fitted first floor family bathroom and re-fitted en-suite shower room to the master bedroom.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating with combination boiler.

Externally the property benefits from a mono-block

paved driveway providing off road parking for two vehicles, 16ft x 16ft double garage with power and light connected, enclosed rear garden with secret hidden garden room with power and light connected plus adjoining sauna creating an ideal relaxing retreat at home.

Offered with no upward chain, internal viewings are highly recommended.

PARTICULARS

Covered entrance porch with composite double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to front elevation, single panel radiator, stairs rising to first floor, luxury vinyl wood effect flooring, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, re-fitted two piece suite comprising low level W.C, wash hand basin with

mixer tap over set into cupboard unit, tiled to all elevations, tiled flooring.

LOUNGE

21' 2" x 11' 8" (6.45m x 3.56m) Dual aspect room, uPVC double glazed window to front elevation, two double panel radiators, feature brick built fireplace with electric fire, luxury vinyl wood effect flooring, coving to ceiling, uPVC double glazed French doors to:

CONSERVATORY

13' 7" x 12' (4.14m x 3.66m) uPVC double glazed conservatory, double doors to garden, power & light points, laminated wood effect flooring, ceiling fan.

DINING ROOM

14' 2" x 10' 6" (4.32m x 3.2m) uPVC double glazed sliding patio doors to rear elevation, single panel radiator, luxury vinyl wood effect flooring, coving to ceiling.

KITCHEN

14' 2" x 9' 1" (4.32m x 2.77m) uPVC double glazed window to

rear elevation, single panel radiator, re-fitted modern kitchen comprising of one and a half bowl stainless steel sink unit with mixer tap over, solid work surfaces with integrated drainer, range of base units incorporating built in stainless steel oven, built in stainless steel combination oven, built in four burner electric hob, built in fridge/freezer and built in dishwasher with matching doors, range of wall mounted units incorporating fitted stainless steel glass curved extractor hood, laminated tiled flooring, coving to ceiling, door to:

UTILITY ROOM

6' 5" x 6' (1.96m x 1.83m) Dual aspect room, uPVC double glazed window to side elevation and uPVC obscure double glazed door to front elevation, single panel radiator, re-fitted matching utility room comprising one bowl stainless steel sink unit with mixer tap over, solid work surface with integrated drainer, range of base units incorporating space and plumbing for washing machine and space for tumble dryer, two further wall mounted units, laminated tiled flooring, coving to ceiling.

FIRST FLOOR - LANDING

uPVC double glazed window to front elevation, single panel radiator, access to loft space, built in airing cupboard housing gas combination boiler, communicating doors to:

MASTER BEDROOM

12' 10" x 10' 1" (3.91m x 3.07m) uPVC double glazed window to rear elevation, single panel radiator, built in mirrored floor to ceiling sliding wardrobes, laminated wood effect flooring, coving to ceiling, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring.

BEDROOM TWO

13' x 11' (3.96m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, built in mirrored floor to ceiling sliding wardrobes.

BEDROOM THREE

16' 2" x 8' 8" (4.93m x 2.64m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, single panel radiator, built in storage cupboard in roof eaves.

BEDROOM FOUR

11' 1" x 7' 10" (3.38m x 2.39m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard.

BEDROOM FIVE

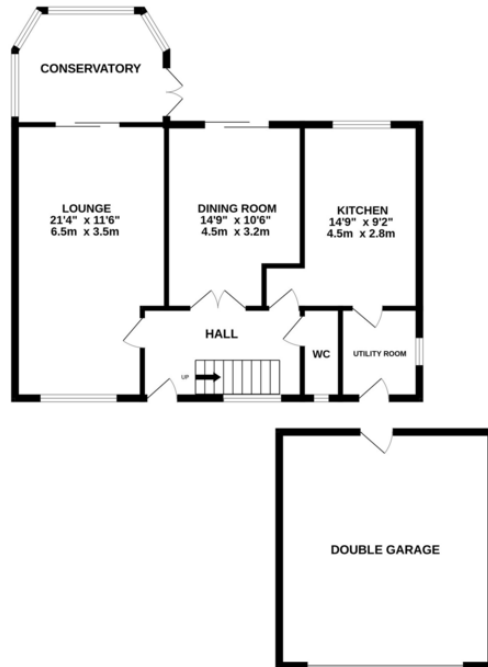
11' 3" x 7' 7" (3.43m x 2.31m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

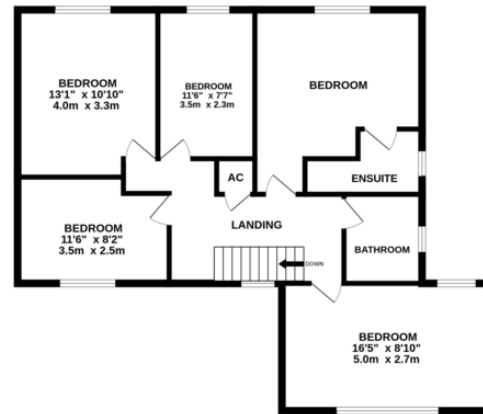
uPVC double glazed obscure window to side elevation, single panel radiator, re-fitted three piece suite comprising of low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over and fitted shower over, fully tiled to all elevations, tiled flooring.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 1879 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for two vehicles, raised tree and shrub bed, covered gated access to side leading to:

REAR GARDEN

Fully enclosed rear garden, initial generous paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, personnel doors to:

BRICK STORE

Brick built storage shed with power and light connected, ideal for garden storage.

GARDEN ROOM

12' 9" x 7' 10" (3.89m x 2.39m) Timber garden room with double doors to garden, secluded within large conifer trees, power and light connected with own consumer unit, door to:

SAUNA

Generous sized sauna with spotlighting, creating a delightful hidden retreat area in conjunction with the garden room.

DOUBLE GARAGE

16' 8" x 16' 2" (5.08m x 4.93m) Up and over door, window to rear elevation, power and light connected.

COUNCIL TAX BAND Tax band F **TENURE** Freehold **LOCAL AUTHORITY** Central Bedfordshire Council

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